

Application ref: 2025/1337/P
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Date: 21 May 2025

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Newmark
One Fltzyroy
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
314-320 Acorn House
Gray's Inn Road
London
WC1X 8DP

Proposal:

Details of landscaping required by condition 10 of planning permission ref: 2020/3880/P granted 01/11/2021 for the redevelopment of Acorn House as a part 6, part 10 storey mixed-use building with 33 affordable homes (with external playspace at level 6, a community room and terrace at level 9), affordable office space and retail unit at ground and basement level; together with cycle parking facilities and associated ancillary uses.

Drawing Nos: Cover letter prepared by Newmark dated 21 March 2025; Landscape Management Plan prepared by Boon Brown dated 28.02.2025; MC35 BB DR L XX XX 501 Rev C2; MC35 BB DR L XX 09 0103 Rev C2; MC35 BB DR L XX 01 0102 Rev C2; MC35 BB DR L XX LG 0101 Rev C2; MC35 BB DR L XX 01 520 Rev C1; 5013 BB DR L XX 09 0104 Rev C1; 5361-BAL-XX-XX-DR-A-27-0209 Rev C2; 5361-BAL-XX-XX-DR-A-27-0208 Rev C2; 5361-BAL-XX-XX-DR-A-27-0001 Rev C1; 5361-BAL-XX-XX-DR-A-07-0036 Rev P1; 5361-BAL-XX-XX-DR-A-07-0035 Rev P1; 5361-BAL-XX-XX-DR-A-07-0034 Rev P1; 5361-BAL-XX-XX-DR-A-07-0031 Rev P1; 5361-BAL-XX-XX-DR-A-07-0030 Rev P1; 5361-BAL-XX-XX-DR-A-07-0029 Rev P1; 5361-BAL-XX-XX-DR-A-07-0028 Rev P1; 5361-BAL-XX-XX-DR-A-07-0027 Rev P1; 5361-BAL-XX-XX-DR-A-07-0026 Rev P1; 5361-BAL-XX-R-DR-A-07-0025 Rev P1; 5361-BAL-XX-R-DR-A-03-0111 Rev C3

The Council has considered your application and decided to grant permission.

Informatives:

1 Reason for granting permission

Details have been submitted of the landscaping to the lower ground floor terrace, the 6th floor play space and the 9th floor communal terrace. The submitted details include planting species and a landscape management plan. The planting would be watered manually via tap points on each roof. The 9th floor planters would be an exception to this, where a simple irrigation system would be provided. The irrigation system would be similar to a Rain Bird Dripline Watering Irrigation System.

A landscaping plan was previously approved for the 9th floor (under condition 19 - ref: 2023/3024/P) and this application seeks to amend the approved drawing. The layout has been amended from a fixed planter around the perimeter of the roof to a series of moveable planters set out behind a guarding screen. This is so that maintenance operatives would be able to get access to the perimeter of the roof to maintain the façade and windows below. This is because the window cleaning strategy would be via rope access and davit arms around the perimeter of the 9th floor roof. The 9th floor planting mixes were revised due to the relocation of the planters. As such, the planting needed to be low-level to allow for the safety lanyards which will run along the balustrade. The updated mixes would focus on drought-tolerant, low-growing species that still offer high biodiversity and value to wildlife. The revised mix aims to maintain as much biodiversity as possible within the height constraints. The flowers and scented species have been chosen to be beneficial for bees and other insects.

External CCTV would be located at the ground floor residential entrance, 6th floor play area and the 9th floor community room terrace.

The submitted details have been reviewed by Urban Design, Nature Conservation and Trees / Landscaping officers and are considered acceptable and demonstrate that a reasonable standard of amenity would be secured in accordance with the Local Plan.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies D1 and A1 of the Camden Local Plan 2017.

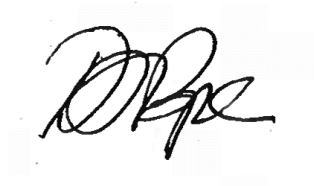
- 2 You are reminded that condition 33 (whole life carbon assessment) of planning permission 2020/3880/P granted 01/11/2021 is outstanding and require details to be submitted for approval.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer